



*State of New Jersey*  
DEPARTMENT OF COMMUNITY AFFAIRS  
OFFICE OF SMART GROWTH  
PO Box 204  
TRENTON NJ 08625-0204

JON S. CORZINE  
*Governor*

SUSAN BASS LEVIN  
*Commissioner*

EILEEN SWAN  
*Executive Director*

December 14, 2006

The Honorable Thomas J. Molnar  
Mayor of West Amwell Township  
150 Rocktown-Lambertville Road  
Lambertville, NJ 08530-3509

**Re: West Amwell Township Petition for Initial Plan Endorsement  
Response to Material Submitted and Extension**

Dear Mayor Molnar:

Pursuant to N.J.A.C. 5:85-7.5(f), in our letter dated October 17, 2006, the Office of Smart Growth (OSG) provided West Amwell Township with a 90-day extension to submit additional information, in order to assist with the evaluation of the Township's petition for Initial Plan Endorsement for consistency with the goals, policies and strategies of the State Development and Redevelopment Plan (State Plan). The Township submitted additional information in accordance with this request. However, after review the information submitted, I have determined that additional information is needed, and an extension is warranted to assist the Township with meeting its Plan Endorsement goals.

Therefore, pursuant to N.J.A.C. 5:85-7.5(f), I am providing the Township with an extension to provide the additional information outlined below in order to provide the Township with an opportunity to continue to refine its petition. The recommended time extension will be an additional six months, commencing December 15, 2006 and extending until June 15, 2007. Notice of this extension of time will be provided in accordance with N.J.A.C. 5:85-1.6(b) and will be posted on the OSG website. The Township is welcome to submit its revised petition sooner than this date. Once OSG receives the requested information, we will renew our consistency review of the Township's petition and prepare a report for the State Planning Commission on the Petition's consistency with the State Plan within 45 days after receipt of the requested information.

***Requested Additional Information***

**Agricultural Retention Plan**

In our October 17, 2006 letter, we directed the Township to demonstrate your agricultural retention efforts and future plans to ensure agricultural viability in West Amwell. Although your Open Space Inventory identifies land that is Assessed Farmland, this does not provide sufficient information to determine consistency with the State Plan. Before we can proceed with our review, the Township must



have an adopted Agriculture Retention Plan that includes the components required for the Farmland Preservation Plan element of the Master Plan as outlined in the M.L.U.L. (N.J.S.A. 40:55D-28b(13)) that has been developed in consultation with the Agricultural Advisory Committee. .

The Agriculture Retention Plan should include, but not be limited to:

- ☐ An inventory of farm properties in the municipality and a map illustrating the significant areas of agricultural land;
- ☐ A detailed statement of existing farming characteristics and potential direction for the future based on recent trends;
- ☐ A detailed statement showing that municipal plans and ordinances support and promote agriculture as a business;
- ☐ A plan projecting the acreage to be preserved in year one, year three, year five and year 10 by leveraging monies made available by the Garden State Preservation Trust Act;
- ☐ A description and illustration of how the areas targeted for preservation relate to the areas targeted for growth in the municipality and region based on the county's growth projections;
- ☐ Plans, adopted by the municipality, to enhance the development of the agricultural industry in the municipality;
- ☐ A description of how the Ag Retention Plan addresses the 23 agricultural policies of the State Plan;
- ☐ A list with descriptions of all planning techniques adopted by the municipality that channel growth into mixed-use compact development forms, including small scale clustering in agricultural areas;
- ☐ A description of the buffer requirements as adopted by the municipality that separate agricultural uses from other land uses;
- ☐ A description of strategies, adopted by the municipality, that support and encourage farmer participation in State and Federal farm conservation programs;
- ☐ Illustration of periodic outreach strategies, adopted by the municipality, including the use of landowner surveys;
- ☐ Illustration of periodic outreach strategies, adopted by the municipality, including the use of educational forums; and
- ☐ Documentation reflecting how the municipality supports the implementation of the Right-to-Farm Act adopted by the municipality.

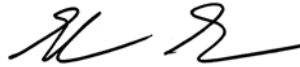
#### Meeting to Discuss Wastewater Alternatives

In a letter dated November 1, 2006, the Office of Smart Growth and the Department of Environmental Protection extended an invitation to evaluate various wastewater alternatives to address potential development along Route 179 and Route 31. This information will help West Amwell determine how to best leverage the development potential to support your farmland preservation efforts and protect the environs. We strongly suggest that you avail yourself of this option.

OSG would like to schedule a meeting in the near future with the Mayor, Township representatives and state agencies, the Department of Agriculture specifically, to discuss specific tasks and expectations in order to ensure consistency with the State Plan and help the Township to achieve Initial Plan Endorsement. OSG staff will reach out to you in the coming weeks to schedule this meeting.

Thank you again for your commitment to the Plan Endorsement process. If you have any questions or concerns, please feel free to contact Barry Ableman, Area Planner for Hunterdon County at (609)-292-3228 or via email at [bableman@dca.state.nj.us](mailto:bableman@dca.state.nj.us). We look forward to meeting with you in the near future.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eileen Swan', written in a cursive style.

Eileen Swan  
Executive Director

ES:ba:dds

c: Lora Olsen, Municipal Clerk  
Anthony P. Mercantante, PP/AICP, Planner  
Joseph I. Donald, PP/AICP, Deputy Executive Director, OSG  
Courtenay Mercer, PP/AICP, Planning Director, OSG  
Ben Spinelli, Policy Director, OSG  
Barry Ableman, Area Planner, OSG  
State agency representatives *via email*